



St. Michaels Lane, Bridport

St. Michaels Lane
Bridport
DT6 3RD

An attractive two bedroom Grade II Listed cottage situated moments away from Bridport town centre.

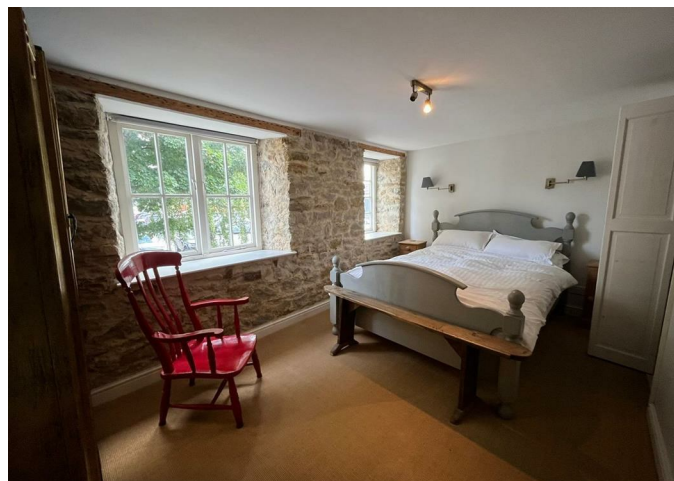


- Grade II Listed two bedroom cottage
 - Additional loft room
 - No onward chain
- Situated in Bridport town centre



Guide Price £295,000
Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE PROPERTY

This charming Grade II Listed terraced cottage is situated in the heart of Bridport town centre, and is beautifully presented throughout. On the ground floor is a living/dining room, kitchen, utility space and a bathroom to the rear. The seating area in the living/dining room is located to the front of the property and is centred around a wood burner, with an attractive window seat and exposed beams, to the rear of the room is the dining space which sits directly opposite the stairs which lead to the first floor.

From the living/dining room is a galley kitchen which benefits from a built-in oven and hob with an extractor over. There are a range of low level units and a stainless steel sink set into a solid work top. There is also space for a large dresser. Beyond the kitchen is a utility area which houses the boiler and has space for a washer dryer as well as handy wooden shelving. Lastly there is the bathroom which is a modern white suite with part tiled, part panelled walls.

On the first floor are the two bedrooms, the principal of which is located at the front of the property and benefits from attractive exposed stone work as well as an en-suite shower room which comprises a wash hand basin, shower cubicle and WC. The second bedroom is at the rear and

currently houses a double bed and single bed in a bunk bed fashion.

The top floor is used for storage at present but has been renovated and used as a large creative/living/bedroom in the past, has very generous head height and a fixed staircase. There is exposed brick work and beams as well as exposed wooden flooring plus windows to the front and rear making it a spacious and bright space.

OUTSIDE

There is a communal pathway leading to a communal courtyard at the rear of which there is a shed in need of attention but is labelled for ease of identification.

SITUATION

Bridport is a bustling and vibrant market town which has a history of rope making and is now a gateway to the Jurassic, World Heritage coastline at nearby West Bay. It has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. Bridport is conveniently placed for Dorchester and Weymouth to the east and Axminster to the west. Walking, water sports and riding opportunities are plentiful in the area. Communication links are good with

road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

SERVICES

Mains water, electricity, gas and drainage. Gas fired central heating.

Broadband speed: Ultrafast broadband is available.

Mobile phone coverage: Network coverage is okay indoors and good outdoors.

LOCAL AUTHORITY

Dorset Council: 01305 251010

Council Tax Band: B

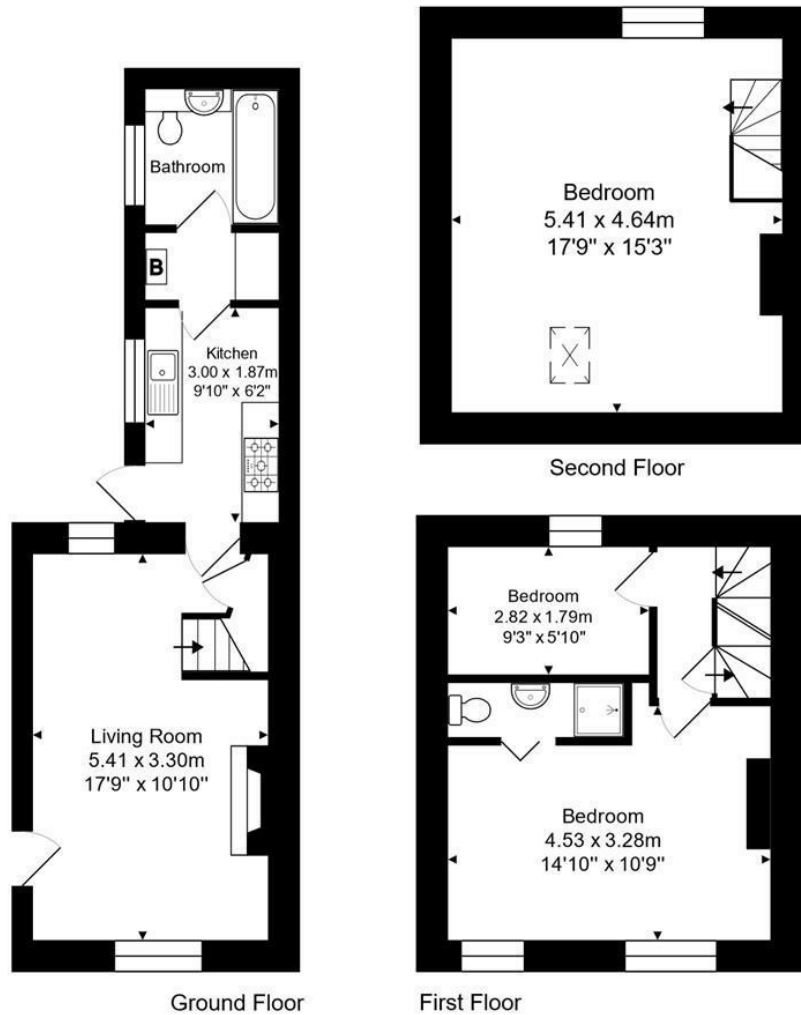
EPC: E.

DIRECTIONS

What3Words:///laser.diverged.curry



Energy Efficiency Rating		Current	Potential
The energy efficiency of a property is measured on a scale from A (most efficient) to G (least efficient).			
Very energy efficient	A		
Energy efficient	B		
Decent	C		
Below average	D		
Average	E		
Below average	F		
Least energy efficient	G		
Energy Efficiency Rating: B		49	83
For more information on energy efficiency ratings, visit www.gov.uk/government/organisations/energy-efficiency-rating			
England & Wales			
EU Directive 2002/91/EC			



Total Area: 78.5 m² ... 845 ft²
 Not to scale. Measurements are approximate and for guidance only.



Bridport/IRU/190824



01308 422092

bridport@symondsandsampson.co.uk
 Symonds & Sampson, 23 South Street,
 Bridport, Dorset DT6 3NU



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